

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD  
BUCKEYE, ARIZONA 85326**

**REGULAR MEETING**

**MAY 11, 2004**

**7:00 P.M.**

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (#386-4691) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

**AGENDA ITEM**

**RECOMMENDED BOARD ACTION**

**1. CALL TO ORDER**

1. None

**2. ROLL CALL**

2. None

**3. APPROVAL OF MINUTES**

3. Possible motion to approve the minutes of the April 13, 2004 Regular Meeting

**4. Withdrawals / Continuances,  
Old Business**

4. Old Business

**4A. CMP03-111: SPURLOCK RANCH  
COMMUNITY MASTER PLAN**

4A. Public hearing, discussion and possible motion

Request by David Burrows, of CMX, on behalf of Spurlock Land, L.L.C., for the approval of the Spurlock Ranch Community Master Plan generally located southwest from the road alignments of 259<sup>th</sup> Avenue and Union Hills Drive. The Spurlock Ranch Community Master Plan consists of approximately 2,840 acres and will provide for 7,320 dwelling units.

**5. NEW BUSINESS:**

**5.A. CMP03-110: WESTWIND  
COMMUNITY MASTER PLAN**

Request by Steve Hohulin of RBF Consulting on behalf of Cavalier Properties, L.L.C. for the approval of a Community Master Plan known as Westwind, situated on 807 acres in portions of Sections 15, 16, 21 and 22, Township 1 North, Range 4 West of the Gila and Salt River Base and Meridian, or generally located northwest and southwest of the intersection alignment of Lower Buckeye Road and Turner Road.

5A. Public hearing, discussion and possible motion

**5B. PP02-87: SUNDANCE PARCEL 23B**

Request by David Ullrich of RBF Consulting on behalf of Hancock Communities for the approval of a Preliminary Plat within the Sundance, Master Planned Community known as Parcel 23B. Parcel 23B will have 54 lots on approximately 10.73 net acres as located northeast of the intersection of Yuma Road and Rainbow Road, also fronting onto Sundance Parkway North.

5B. Public hearing, discussion and possible motion

**5C. PP04-24: TARTESSO WEST, UNIT 2**

Request by Bob Speirs of Stardust Development for the approval of a Preliminary Plat on a development known as Tartesso West, Unit 2 which will have 2,630 dwelling units on approximately 681 net acres as located southwest from the intersection alignment of Bruner Road and Indian School Road, and also generally located in portions within Sections 25 and 30, Township 2, North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5C. Public hearing, discussion and possible motion

**6. COMMENTS FROM THE PUBLIC**

Members of the audience may comment on non-agenda items.

6. None – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

**7. REPORTS FROM STAFF**

7. None

**8. REPORTS FROM DEVELOPMENT  
BOARD**

8. None

**9. ADJOURNMENT**

9. Motion to Adjourn